

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE R-2 (SINGLE FAMILY DWELLING)
DISTRICT TO THE R-2 (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED
AT 4986 AND 4994 LONG ISLAND DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on December 19, 2006 at 7:00 p.m. as follows:

SECTION 1. That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at **4986 and 4994 Long Island Drive**, consisting of a total of approximately 3.162 acres, be changed from the R-2 (Single Family Dwelling) District to R-2 (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 120 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

SECTION 3. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

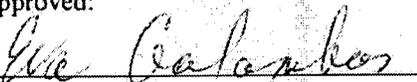
SECTION 4. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 5. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 19th day of December, 2006.

Approved:


Eva Galambos, Mayor

Attest:


Christina Rowland, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ06-042/CV06--036

4986 and 4994 Long Island Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Eugene and Richard Boeke and Lucian and Nancy Ferguson located at 4986 and 4994 Long Island Drive. Rezoning petition RZ06-042/CV06-036 to rezone the subject property from R-2 (Single Family Dwelling District) to R-2 (Single Family Dwelling District) with a concurrent variance for a reduction in lot width was approved by the Mayor and City Council at the December 19, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Three (3) single family residential lots at a density of 0.95 units per acre.
 - b. The minimum heated floor area per dwelling unit shall be a minimum of 5,500 square feet.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated October 25, 2006. Said site plan would be conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate 30' of right-of-way from the centerline of the road along entire property frontage along Long Island Drive or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b. The owner/developer shall provide protective screening along the west property line adjacent to property zoned R-2 (Single Family Dwelling District). Said screening shall be subject to the approval of the Sandy Springs Arborist.
 - c. The garage proposed for Lot 4-A, as shown on the site plan received by the Department of Community Development dated August 30, 2006, shall not be located along the west property line adjacent to property zoned R-2 (Single Family Dwelling District).
 - d. To a reduction in the required 150 foot minimum lot width to 112 feet for Lot 4-A as shown on the site plan received by the Department of Community Development dated October 25, 2006. (CV06-036)

- e. To a reduction in the required 150 foot minimum lot width to 121 feet for Lot 4-B as shown on the site plan received by the Department of Community Development dated October 25, 2006. (CV06-036)
- f. To a reduction in the required 150 foot minimum lot width to 134 feet for Lot 5 as shown on the site plan received by the Department of Community Development dated October 25, 2006. (CV06-036)

LEGAL DESCRIPTION LONG ISLAND DRIVE

All that tract or parcel of land lying and being in Land Lot 120 of the 17th District of Fulton County, Georgia, being shown as Lots 4, 4-A and 5, Block F on a revised plat of Lake Forrest Subdivision, Unit Two, as shown on a survey by Gudger Surveying, Inc. dated April 27, 2006 which is within the limits of the City of Sandy Springs and is more particularly described as follows:

Beginning at a point which is located 500.0' southerly and easterly of the intersection of the southwesterly right of way of Long Island Drive (having a 50' right of way) and the easterly right of way of Mount Paran Road (having a 50' right of way) if extended to form a point instead of a curve and said point also being the corner common to Lots 3 and 4 of said subdivision; thence leaving said corner and along the common line of Lots 3 and 4 proceed S 31°36'28" W for 10.00' to a point on the proposed 70' right of way and being the TRUE POINT OF BEGINNING; thence leaving said common line of Lots 3 and 4 proceed along the curvature of the proposed 70' right of way of said Long Island Drive around a curve to the left having a radius of 380.09' for 224.43' and being subtended by a chord of S 74°48'36" E, 221.18' to a point; thence continuing along said proposed right of way proceed N 88°16'29" E for 81.83' to a point on the line common to Lots 5 and 6 of said Lake Forrest Subdivision; thence along the line common to Lots 5 and 6 of said subdivision proceed S 4°15'55" E for 283.94' to a point; thence leaving said common line proceed S 85°00'00" W for 556.75' to a point; thence proceed N 31°36'28" E for 454.61' returning to the point of beginning. Said parcel contains 137,736 square feet or 3.1620 acres, more or less

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Springs
Development

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